

OK 7551 PG 207

47-55
TRANSFER
TAX
PAID

WARRANTY DEED

026886

KNOW ALL MEN BY THESE PRESENTS, THAT I, JAMES R. TARDIFF, of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **CRAIG H. SHORES and TEENA M. SHORES**, both of Waterville, County of Kennebec and State of Maine, whose mailing address is 5 Russell Street, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **CRAIG H. SHORES and TEENA M. SHORES**, as joint tenants and not as tenants in common, their heirs and assigns, forever, (2)

A certain lot or parcel of land, situated in Waterville, County of Kennebec and State of Maine, with the buildings thereon, being part of lot numbered four (4) of tract of land known as Elmwood Villa and on map of said land, made by J. H. Burleigh, C.E., filed in the Kennebec County Registry of Deeds, bounded and otherwise described as follows, to wit:

Commencing at a point in the westerly line of Russell Street, just ninety (90) feet from the southwesterly corner of Western Avenue and Russell Street, measured in a southerly direction; thence southerly along said Russell Street sixty (60) feet; thence westerly in a line parallel to the southerly line of Western Avenue fifty (50) feet; thence northerly in a line parallel to the westerly line of Russell Street sixty (60) feet; thence easterly fifty (50) feet to the point of beginning.

Also another lot or parcel of land with the buildings thereon situated in said Waterville and being part of a tract of land known as Elmwood Villa and part of lot designated as lot numbered four (4) of said tract, and on the map of said land, made by J.H. Burleigh, C.E., and filed in the Kennebec County Registry of Deeds, being part of the premises deeded to Thomas R. Manners on the 24th day of June, 1903, by Charles P. Crommett, said deed being recorded in the Kennebec County Registry of Deeds in Book 455, Page 12, bounded and also described as follows, to wit:

Commencing at the southwesterly corner of Western Avenue and Russell Street, so-called, running thence westerly along the southerly side of Western Avenue, fifty (50) feet; thence southerly ninety (90) feet; thence easterly fifty (50) feet; thence northerly along the westerly line of Russell Street, so-called, ninety (90) feet to the point of beginning.

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Being the same premises conveyed to the herein Grantor by Warranty Deed of Lisa M. Wilde, dated November 8, 1996 and recorded in the Kennebec County Registry of Deeds at Book 5280, Page 312.

SUBJECT to an easement in favor of the Grantor herein, which easement is for the purpose of parking motor vehicles along the Western Avenue boundary and along the westerly bound of Russell Street and also to place and maintain a picnic table adjacent to Western Avenue and westerly of the parking lot easement herein described.

This parking lot easement is for the benefit of James R. Tardiff and Jackie Tardiff only. The easement is for the benefit of property owned by the Tardiff's known as "Western Avenue Market". The purpose of this parking lot easement is to provide parking for approximately six (6) vehicles and a picnic table for patrons of Western Avenue Market. This easement shall expire upon the death of both Tardiff's or if the said Western Avenue Market is sold. Any maintenance required to maintain the easement herein described shall be done at the expense of the holder of said easement.

IN WITNESS WHEREOF, I, the said **JAMES R. TARDIFF** have hereunto set my hand and seal this 6th day of August, 2003.

Signed, Sealed and Delivered
in the presence of:



Witness


JAMES R. TARDIFF

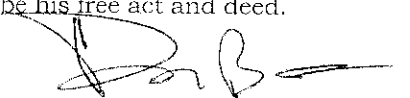
ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

August 6, 2003

Personally appeared the above named **JAMES R. TARDIFF** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney at Law/Notary Public

DAVID R. BUTLER

NOTARY PUBLIC

MY COMMISSION EXPIRES

JUNE 21, 2007

RECEIVED KENNEBEC SS.

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Re Deeds Tardiff to Shores Deed

ATTEST:


NOTARY PUBLIC